



Document 2026 2301

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 Date 8/04/2026 Time 1:31:34PM
 Rec Amt \$12.00 Aud Amt \$5.00
 Rev Transfer Tax \$285.60
 Rev Stamp# 289 DOV# 275

BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

\$179,000

This instrument prepared by:
 JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
 Phone No.: (515)453-4684

✓ Mail tax statements and return document to:
 Andrew Baker and Natalie Baker, ~~Lot 5 Polo Pte, Cumming, IA 50064~~

3409 Grand Valley Dr
 West Des Moines, Iowa # 191604 NMM
 50265

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WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Travis Gaule and Kerri Gaule, a married couple**, do hereby convey unto **Andrew Baker and Natalie Baker, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Five (5) of Polo Pointe Plat 1 Subdivision, a Subdivision in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) and in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) and in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-four (24), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.



There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

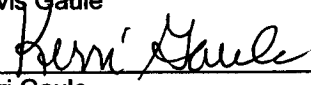
Order No.: 808-34688/MC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

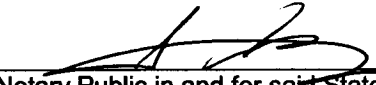


Travis Gaule


Kerri Gaule

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on 7/28 2021 by Travis Gaule and Kerri Gaule, a married couple.



Notary Public in and for said State

